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Architecture  
+ Interiors

## CITY OF MILWAUKIE | Milwaukie Ledding Library Expansion Study

September 21, 2015





Executive Summary

Project Name:	Milwaukie Ledding Library Expansion Study	Date:	09/21/2015
Project Number:	240113		

In July 2013 FFA Architecture and Interiors provided comprehensive needs assessment, programing, space planning and conceptual design services for the Milwaukie Ledding Library. That study projected needs out to the year 2035. Based on Oregon Library Association standards and other comparisons at the time, a gross library size of approximately 35,000 square feet was recommended to meet current and future needs. A conceptual design was produced to test the Ledding Library’s ability to accommodate a building of that size on its existing site.

In June 2015 FFA was engaged in a limited capacity to update the previous work and conceptualize how a library of 22,000 to 25,000 square feet would fit the same site. It was understood that no detailed revisions to the program would be made and that capacity reductions for programmed spaces would be assumed to meet the new project sizing goals. Like the previous study, the scheme would utilize square footage of the existing library building with the exception of the Ledding House portion, which would be removed for the additions to be made. In this iteration, the Pond House would be studied for its ability to accommodate the public meeting room portions of the program. Updated cost estimates would be provided for proposed work at both the Library and the Pond House.

The conceptual design that resulted, and as illustrated on the pages herein, proposes a two-story library of approximately 24,800 total square feet. An existing building area of 11,800 is to be renovated while a 13,000 square foot addition over two floors expands the building to the north. A reconfigured and more prominent entry porch and lobby is located where the old and new portions of the building meet. The interior of the Pond House is heavily renovated to meet capacity goals for meetings and other functions, however exterior alterations of the Pond House could be very minimal. Preliminary cost assessments are presented at the end of this document. Costs are broken down by building and projected for inflation to the year 2017.







REVISED PRELIMINARY COST ASSESSMENT

Per the revised project scope and building configuration, FFA has developed a revised Preliminary Cost Estimate for the Ledding Library and Pond House buildings and site construction costs.

It is assumed that Phase 1 construction will include building the main library addition and the renovation of the Pond House for use as a meeting place. Phase 2 construction includes a major renovation of the existing library facility.

This estimate is developed in two sections: Construction Cost and Project Cost.

Construction Cost: The amount of the project funds that should be allocated for actual construction of the building and site. These typically include all costs related to construction and the contractor’s overhead costs such as: materials, equipment, labor, insurance, bonds and other contractor management expenses.

Project Cost: These are additional funds budgeted to address indirect expenses required to complete the entire project. These typically include all costs related to the project such as: Construction Cost, project contingency, fees, permits, administration, moving, temporary relocation, interest, furniture, fixtures, equipment, inflation, and other related expenses.

CONSTRUCTION COST BUDGET ESTIMATE:

NOTE: We are still assuming a “Major Renovation” of the existing building with phased construction.

Construction Cost Budget estimate:

(Phase 1) Renovation of the Pond House`*	\$200.00 PSF
(Phase 1) New construction*	\$310.00 PSF

Construction Cost Budget estimate:

(Phase 2) Renovation of the existing building`*	\$200.00 PSF
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Total program area:	26,740 square feet		
• Existing Building Area to be renovated:	11,800 square feet	x \$200.00 =	\$2,360,000.00
• Pond House renovation	1,940 square feet	x \$200.00 =	\$388,000.00
• New Building area:	13,000 square feet	x \$310.00 =	\$4,030,000.00
• Total Construction Cost			\$6,778,000.00

PROJECT COST BUDGET ESTIMATE

Project Cost Budget typically include:

Indirect Project Cost (estimated) 25% of Construction Cost (Includes: administration, permits, fee, construction inspections, utility permits and fees, architectural and engineering fees, reimbursable expenses, security system, telecommunication systems, special consultants, and owner’s project contingency)	25% of \$6,778,000.00=	\$1,694,500.00
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Furniture, Fixtures and Equipment (estimated) 10% of construction cost (Includes: furniture, loose tables, chairs, book shelving systems and miscellaneous furnishings )	10% of \$6,778,000.00=	\$677,800.00
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Our new scheme assumes the existing library will be occupied while the addition is built. This will somewhat increase construction costs (assume 2% of Existing Library Addition and Renovation = \$6,390,000 x .02 ) but eliminate the relocation costs in the prior estimate. Cost includes extra dust control, off hours work for noise abatement, life safety precautions, other schedule and general conditions costs:		\$127,800.00
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Total Preliminary Project Cost 2015	\$9,278,100.00
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Inflation Factor** to summer of 2016 – 5%/yr	\$463,900.00
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Total Preliminary Project Cost 2016	\$9,742,000.00
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Inflation Factor** to summer of 2017 – 5%/yr	\$487,100.00
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Total Preliminary Project Cost 2017	\$10,229,100.00
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TOTAL PRELIMINARY PROJECT COST 2017	\$10,229,100.00
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\* 2015 Construction Cost per square foot based on similar projects in the region.  
\*\* Add 5% per year for inflation.